Grass Lawn Neighborhood Plan Update Regulatory Amendments to the Community Development Guide

To: Planning Commission

From: Technical Committee

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DGA Number: L040126

Recommended Recommend to the City Council that the proposed amendments to the Community

Action: Development Guide be adopted.

Summary of the Proposed

Amendment:

The Grass Lawn Citizens Advisory Committee (CAC) has worked with their neighbors and City staff to develop a neighborhood vision and policy recommendations for the first neighborhood plan for the Grass Lawn area. The Grass Lawn area is the commendation of the first neighborhood plan for the Grass Lawn area.

recommendations for the first neighborhood plan for the Grass Lawn area. The Grass Lawn Neighborhood Plan will help guide new development as it occurs in

the neighborhood.

In July 2004, the Planning Commission recommended approval of policies to implement the CAC vision for the Grass Lawn neighborhood. In order to implement that vision, certain amendments to the Redmond Community Development Guide are required. These include amendments to allow cottage and multi-plex housing, implement design guidelines specific to the Grass Lawn neighborhood, and expand the City's affordable housing requirements to apply to housing developments of 10 units or more in the Grass Lawn neighborhood.

Reasons the Proposal Should be Adopted:

The proposed amendments to the Redmond Community Development Guide should be adopted for the following reasons:

Consistent with Recommended Comprehensive Plan Neighborhood Policies.

The proposed amendments to the Community Development Guide are consistent with the proposed neighborhood policies in the Comprehensive Plan. The regulations:

- Address specific neighborhood quality of life issues
- Respond to issues and opportunities in the neighborhood as identified by the people who live and work there.
- Address land use issues and promote variety and affordability in housing choices.
- Address neighborhood character, parks, and open space needs.

Effective at achieving both neighborhood and citywide goals. The proposed Development Guide amendments and Neighborhood Plan policies accomplish a number of citywide goals for the neighborhood and community development, including promoting a mix of housing styles, sizes, and affordability levels.

Maintains neighborhood character and shapes new development. The proposed Community Development Guide amendments will help ensure that new residential development will blend with and help maintain the existing neighborhood character. The proposed regulations promote Plan goals for promoting a sense of community and connectivity, variety in lot sizes and housing styles, proximity and access to open space and recreational opportunities.

I. APPLICANT PROPOSAL

A. Applicant

The City of Redmond and Grass Lawn Neighborhood Citizens Advisory Committee

B. Background and Reason for Proposal

Each neighborhood in the City of Redmond has its own unique sense of place that sets it apart from the other neighborhoods and makes it a special place to live. The neighborhood planning process helps define the distinctiveness of the neighborhood and describes the characteristics that are of value to the community that should be enhanced or preserved as the plan is implemented. Until now, the Grass Lawn neighborhood has never had a neighborhood plan.

The Grass Lawn Citizens Advisory Committee (CAC) was formed in April 2003, following a neighborhood services fair that was widely attended. The CAC consisted of seven community volunteers who met up to 4 times a month for six months to identify concerns and evaluate

opportunities to respond to community needs. At the end of the six-month planning process, the CAC forwarded its recommendations for the neighborhood plan to all of the property owners in Grass Lawn, and subsequently to the Redmond Planning Commission. The Planning Commission held a number of public meetings, including a public hearing and solicited additional comments on the proposed plan. Minor amendments that responded to the public concerns were made to the CAC recommendation. In July 2004, the Planning Commission recommended approval of the with the proposed policies.

In conjunction with the plan update, certain amendments to the Redmond Community Development Guide are also required to implement the plan goals and policies. Several of the changes involve enabling existing RCDG sections to apply to Grass Lawn, including the cottage housing and affordable housing regulations, and adoption of neighborhood design standards applicable to the Grass Lawn neighborhood.

II. RECOMMENDATION

The Technical Committee recommends amending the Redmond Community Development Guide as shown in the attached Exhibit A to implement the policy recommendations of the Grass Lawn Citizen Advisory Committee and the Redmond Planning Commission.

III. ALTERNATIVES

- Amend the Redmond Community Development Guide. The proposed amendments are intended to:
 - Implement the preferred character and values expressed by people who attended the focus groups and neighborhood workshops, those who submitted comments in writing, and those who participated on the Citizens Advisory Committee.
 - Respond to issues and opportunities for housing choices facing the City.
 - Adopt clear goals for preserving neighborhood character, guide new development in the Grass Lawn neighborhood, and provide for the needs of the people who live and work in Grass Lawn.
 - Be consistent with the goals and policies of the Growth Management Act, Countywide Planning Policies, and City of Redmond Comprehensive Plan.
- 2. Do not amend the Redmond Community Development Guide. If the Redmond Community Development Guide is not amended to reflect the proposed Grass Lawn policies, development may still occur in the neighborhood, but it may not reflect the goals and desires of the neighborhood or the City, and it may not be consistent with the neighborhood values for community, connections, and character.

IV. SUPPORTING ANALYSIS: FACTS AND CONCLUSIONS

A. EXISTING CONDITIONS

The Grass Lawn Neighborhood Planis the first to be prepared for the Grass Lawn Neighborhood. Upon adoption, the Grass Lawn Neighborhood Plan will include policies to support a broad range of housing choices to allow people of all age ranges and income levels to live in the neighborhood. Design guidelines have been included to promote variety in housing construction while maintaining the existing neighborhood character. The Plan promotes connectivity and includes policies to improve pedestrian facilities. Other policies included in the Neighborhood Plan will help create more community gathering places, such as allowing concessions stands, game tables, and performance areas at Grass LawnPark, and allowing small scale businesses that serve the retail and service needs of the neighborhood.

The proposed amendments to the Redmond Community Development Guide will help implement these policies. At this time, it is recommended that the policies needed to enable the cottage and multi-plex housing, affordability requirements, and design guidelines be adopted. The policies needed to allow the retail services will follow as part of the City's RCDG amendments that will implement the major update to the Comprehensive Plan.

B. COMPLIANCE WITH CRITERIA FOR COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS AMENDMENTS

Text amendments to the Community Development Guide are addressed in Section 20F.40.60 of the Redmond Community Development Guide. Criteria for amendments as described in Section 20F.40.60-040 require "All amendments to the Redmond Community Development Guide processed under this section shall be in conformance with RCDG Title 20B, Redmond Comprehensive Plan." The following is an analysis of how the proposed Grass Lawn Neighborhood Plan update and related regulatory amendments are in compliance with the Comprehensive Plan:

- 1. Consistency with the Growth Management Act (GMA), Washington State
 Department of Community, Trade, and Economic Development Procedural Criteria,
 and the King County Countywide Planning Policies. The GMA, CTED Procedural
 Criteria, and Countywide Planning Policies all promote public involvement, a mix of
 housing styles, sizes, and affordability levels to meet the needs of all economic segments
 of the community, and infrastructure to help promote alternative modes of transportation,
 such as pedestrian improvements. The proposed polices recommended by the CAC for the
 Grass Lawn neighborhood all respond to these criteria.
- 2. Promote a mix of housing styles and sizes to accommodate the needs of all Redmond residents. Provide housing for all economic segments of the Redmond community.

 The proposed amendments implement Grass Lawn Neighborhood Plan policies to promote a diversity of housing styles, sizes and prices. The proposed amendments allow cottage and

multi-plex housing to be built within the neighborhood, and require that 10% of all new housing in developments of 10 units or more will be provided for households earning 80% or less of the King County median income.

- 3. Incorporate all the qualities of well-designed, character-rich neighborhoods. Ensure that new development is consistent with City and applicable neighborhood goals and policies, including but not limited to site standards, landscaping requirements, building design guidelines, and affordability. The proposed amendments to the Community Development Guide implement the goals and policies recommended by the Grass Lawn CAC and the Planning Commission for the Grass Lawn neighborhood. The policies promote housing that is compatible with the existing neighborhood character, and requires new multi-plex housing to reflect a single-family appearance. Cottage housing developments will be required to provide open space around a common area.
- 4. Offer a high degree of certainty and clarity to applicants and the community-a t-large through the City's development review standards and timelines. The proposed amendments will provide a greater degree of certainty and design expectations to developers within Grass Lawn Neighborhood.
- 5. Encourage and support opportunities to explore new innovative housing styles and creative responses to Redmond's housing needs for affordability, variety, and housing including cottage housing, accessory dwelling units, and attached units (2-4 units per building) that are designed to fit the general character and bulk of other single family homes in the neighborhood in which the new housing is located. The proposed amendments to implement the Grass Lawn neighborhood plan include provisions for cottage housing and multi-plex housing that are consistent with this Comprehensive Plan policy. In addition, the proposed Grass Lawn Neighborhood Plan promotes a neighborhood workshop to inform residents about accessory dwelling units.

V. AUTHORITY AND ENVIRONMENTAL, PUBLIC, AND AGENCY REVIEW

A. Subject Matter Jurisdiction

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed amendments to the Community Development Guide to implement Grass Lawn Neighborhood Plan Update.

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B. Washington State Environmental Policy Act (SEPA)

A Determination of Non-Significance (DNS) and SEPA Checklist will be issued for this non-project action.

C. Sixty Day State Agency Review:

State agencies were sent an initial 60-day notice of Redmond's proposed major Comprehensive Plan updates, including proposed updates to the neighborhoods chapter of the Comprehensive Plan in December 2002. Specific amendments to the Community Development Guide needed to implement the proposed policies were sent in October 2004.

D. Public Involvement:

The public was extensively involved in community input. The Grass Lawn Neighborhood Plan Update began with a series of small focus group discussions with people who live and work in Grass Lawn, followed by a neighborhood-wide City services fair and workshop that was widely attended. After the City services fair and workshop, a 7-member committee, consisting of people who live, work, and own property in Grass Lawn, was appointed to represent the neighborhood in working with the City to update the plan. This group, known as the Citizens Advisory Committee (CAC) met regularly with City staff from April through November 2003 to formulate their plan recommendations. Throughout the process, the CAC received input form residents in the area, and included in their consideration the comments received during the focus group meetings and workshop. At the conclusion of the CAC work on the plan, a newsletter was mailed to the neighborhood to seek input on the Committee's preliminary plan recommendations. After seeking input from the community, the City's Technical Committee reviewed the preliminary recommendations, and has suggested minor amendments that are included in the CAC recommendations.

Notice of the public hearing for the proposed amendments to the Development Guide was mailed to all interested parties who have either commented (and provided addresses) or who spoke at the public hearing for the neighborhood plan policies. Copies of the notice were also published in the Seattle Times and were posted on the City's website. The Public Hearing is scheduled for October 26, 2004, and the public will have additional opportunities to comment through the Planning Commission review process and public hearing.

E. Appeals:

RCDG 20F.30.55 identifies a Community Development Guide amendment as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearings Board, pursuant to the requirements of the Growth Management Act.

Grass Lawn Neighborhood Plan Update Technical Committee Recommendation to the Planning Commission November 3, 2004 Page 7 of 7

VI.	LIST	OF	EXHIB	RITS

EXHIBIT A: Proposed Amendments to the Community Development Guide

EXHIBIT B: Determination of Non-Significance and SEPA Checklist (will be provided to the Planning Commission prior to the Public Hearing).

Roberta Lewandowski, Planning Director	Date	
Dave Rhodes, Public Works Director	Date	